

31 Oak Tree Court
Brackla
Bridgend
CF31 2BH

£169,950



- TERRACED PROPERTY
 - TWO BEDROOMS
 - LARGER THAN AVERAGE REAR GARDEN
 - IDEAL FOR FIRST TIME BUYERS
 - NO ONGOING CHAIN
 - ALLOCATED PARKING SPACE FOR ONE VEHICLE
 - RECENTLY FITTED WET ROOM
 - UPVC DOUBLE GLAZING AND GAS CENTRAL HEATING
 - EASY ACCESS TO M4 CORRIDOR, CLOSE TO LOCAL AMENITIES AND SCHOOLS
 - PLEASE CALL 01656 750764 TO ARRANGE A VIEWING
- Ref: PRA10855**

Viewing Instructions: Strictly By Appointment Only

General Description

***LARGER THAN AVERAGE REAR GARDEN, NO CHAIN *** Daniel Matthew are pleased to offer for sale this two bedroom terrace property with 'NO ONGOING CHAIN'. The property is located in the sought after area of Brackla, Property is close to local amenities and great school catchment, including 'Brackla Triangle' shopping precinct and easy access to the M4 corridor and Bridgend train station are all close by. The property comprises to the ground floor, hallway, lounge and kitchen. To the first floor two bedrooms and recently fitted wet room. Further benefits are larger than average rear garden, one allocated parking space across the road from the property, Property is ideal for first time buyers, viewing's are highly recommended, please contact a member of our team on 01656 750764.

Accommodation

Hallway

Enter via UPVC obscured double glazed door into hallway, textured ceiling, plain walls, fitted carpet, staircase leading to first floor, radiator, electric consumer unit, door leading into;-



Lounge (15' 3" x 12' 11") or (4.66m x 3.93m)

Two UPVC double glazed windows to rear aspect, textured ceiling, plain walls, fitted carpet, radiator, wall mounted TV to remain, archway leading into;-



Kitchen (7' 3" x 12' 11") or (2.20m x 3.93m)

UPVC double glazed window to front aspect, UPVC double glazed obscured door leading to large rear garden, textured ceiling, plain walls, tiled splashback, wood effect vinyl flooring, a range of matching wall and base units with complimentary work surfaces, stainless steel sink with drainer and mixer tap, gas cooker with four ring gas hob to remain, fridge/freezer, washing machine and tumble dryer to remain, wall mounted combination boiler, radiator.



Landing

UPVC double glazed window to front aspect, textured ceiling, loft access, plain walls, fitted carpet, storage cupboard, doors leading into;-

Wet Room (6' 3" x 5' 11") or (1.91m x 1.80m)

UPVC double glazed obscured window to front aspect, panelled ceiling, panelled walls, anti-slip vinyl flooring, low level WC, pedestal wash hand basin, walk in shower with electric over head, shaving point, radiator.



Bedroom One (12' 11" x 10' 9") or (3.93m x 3.27m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, TV, wardrobes and chest of drawers to remain, radiator.



Bedroom Two (11' 9" x 6' 4") or (3.59m x 1.92m)

UPVC double glazed window to rear aspect, textured ceiling, plain walls, fitted carpet, radiator.



Outside

Front - One allocated parking space in a bay across the road from property, pathway leading to front door, stone chippings.

Rear - Brick and fenced boundaries, rear gate, patio area, laid to lawn area, shed to remain.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating: C71

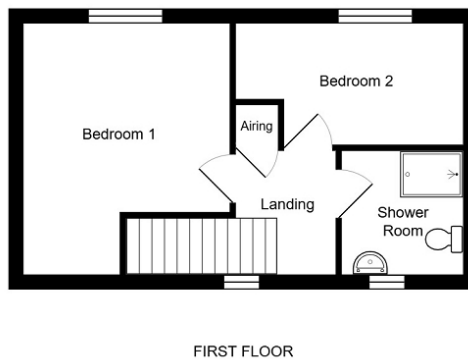
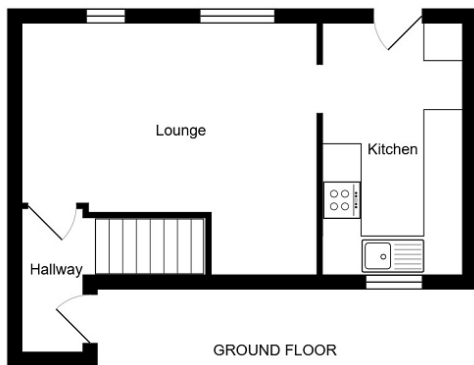
Tenure

We are informed that the tenure is Freehold

Council Tax

Band B





Every effort has been taken in preparing these details as carefully as possible, however, intending purchasers should be aware that their accuracy is not guaranteed, all measurements are approximate and this does not form any part of any contract. Daniel Matthew Estate Agents has not tested any apparatus, fixtures, fittings, central heating systems or services mentioned in these particulars and intending purchasers are advised to satisfy themselves as to their working order or condition.